

### **3.3.1 One-Foot Rise Floodway**

The 1-foot rise floodway alternative layout is presented in Figure 3-9. The layout shown in the figure demonstrates the existing floodplain management policy of allowing development in the flood fringe up to the 1-foot rise floodway. Figure 3-9 maximizes the industrial building area at approximately 1,276,300 square feet, by using the floodway for parking. Parking lots can be located in the floodway if no fill is necessary to construct the parking lots. However, locating parking lots within the floodway can increase runoff, create more frequent runoff events, and contribute to surface water pollution. The floodplain impacts for industrial development were the same as those presented for residential development in Section 3.1.1.

The economic analysis for this alternative was based on the layout in Figure 3-9. The total site area is approximately 58 acres, while the developable area was 38.1 acres. The total area for industrial buildings was 1,276,300 square feet, and total parking area was 382,800 square feet. These quantities were then used to estimate the cost to develop the property on a per-acre basis. Development cost calculations can be found in Appendix A. This alternative was used as the existing floodplain regulation baseline to compare the other alternatives.